

MARY MACDONALD COMMITTEE

2:30 P.M.

Wednesday, February 12, 2025

Present: Steve VanHouse
Juel Salveson
Joe Baltich via ZOOM
Gary Thompson

Excused: Shane Hoff

Lana Fralich, City Administrator
Lisa Hansen via ZOOM
Shannon Williams
Shelley Cheney
Gerry Cheney
Deb Russell

VanHouse called the meeting to order at 2:41 p.m.

Appoint Board Chair – Motion by Thompson, second by Salveson to appoint VanHouse as Board Chair. MOTION CARRIED.

Appoint Alternate Chair – Motion by Thompson, second by Salveson to appoint Hoff as Alternate Chair. MOTION CARRIED.

Agenda – Motion by Salveson, seconded by Thompson, to approve the agenda as presented. MOTION CARRIED.

Minutes – Motion by Thompson, seconded by Salveson, to approve the minutes of the January 8, 2025 special meeting. MOTION CARRIED.

Communications- No one signed up to speak during the public comments period.

Building Managers Report – Salveson reported to the committee that there has been wide ranging temperature differences between various areas of the building, concern for boiler room security, minor maintenance throughout the building, minor issues during power outage but were remedied.

OLD BUSINESS

Building Repairs- Fralich informed the committee that she has received a proposal from Jamar, through Sourcewell, to finish roofing repairs and install metal wall panels around building to seal the building from water, in the amount of \$1,006,800. She also had a proposal for a steam trap inspection in the amount of \$7,000. Fralich also expressed the concerns tenants of the building had communicated with her, and noted that the building has been cash flow negative in recent years, requiring the use of reserves to satisfy expenditures. The committee had discussion on the interior work that would likely need to be done and came to the conclusion that to complete all exterior and interior repairs, the cost would likely reach \$2,000,000. The Committee reviewed actual expenditures and discussed options for financing the repairs, how inflation has impacted the cost of utilities, property insurance, and operational costs.

Discussion followed on the importance of the building and keeping it operational, that the quote received was reasonable, the need to improve the annual operation cash flow, options for funding, and potential levy impact on citizens to cover cost of building repairs. Consensus was to recommend the steam trap assessment, contingent on approval of building repairs, that staff work with tenants to determine interest, rent review to cover operating expenses, and setting a special meeting for sometime in March to continue discussion. Tenants would be notified once special meeting is set.

NEW BUSINESS –

2025 Meeting Dates- Motion by Thompson, seconded by Salveson to approve 2025 regular quarterly meeting dates of May 14, August 13, and November 12th. MOTION CARRIED.

Motion by Thompson, seconded by Salveson to adjourn at 4:12 p.m. MOTION CARRIED.

Minutes taken by Jeff Hoffman